

Cumbrian Properties

3 Strand Road, Carlisle



Price Region £245,000

EPC-D

Three storey terrace | Investment opportunity
Providing rental income of £21,500 per annum
Providing 3 flats and 3 bedsits

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2/ 3 STRAND ROAD, CARLISLE

FANTASTIC RENTAL INVESTMENT OPPORTUNITY SOLD WITH SITTING TENANTS - A double glazed and gas central heated three storey townhouse which has been converted to provide three self contained flats and three bedsits with two of those sharing a communal bathroom. Rear yard and compliant with HMO fire regulations. Situated close to the city centre and University Campus. All tenanted and providing an income of £21,500 per annum.

The accommodation with approximate measurements briefly comprises:

COMMUNAL HALL Understairs storage cupboard and doors to –

BEDSIT 1 (16' x 14') Double glazed bay window to the front, modern kitchen with appliances. Communal bathroom located on the first floor.

BEDSIT 2 (14'9 x 12') Double glazed French door leading out to the rear yard, modern kitchen with appliances. Communal bathroom located on the first floor.

FLAT 1

LOUNGE (12'4 x 11') Spacious lounge with double glazed window.

KITCHEN (11' x 6'5) Fitted kitchen with appliances, door to rear yard.

BEDROOM (8'9 x 7'3) Double glazed window and door to **EN-SUITE** comprising shower cubicle, WC and wash hand basin.



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FIRST FLOOR - SPLIT LANDING

SHARED SHOWER ROOM (7'9 x 6') Shared with bedsits 1 and 2. Three piece suite comprising shower cubicle, WC and wash hand basin. Cupboard housing the boiler and double glazed window.



SHARED SHOWER ROOM

STUDIO FLAT (13'3 x 10'5) Studio room with kitchen, double glazed window to the rear and door to EN-SUITE comprising shower cubicle and WC.



FLAT 2

PRIVATE HALLWAY

KITCHEN (12' x 6'7) Modern fitted kitchen and double glazed window to the front.

LOUNGE (16'3 x 12') Spacious lounge with fireplace and double glazed bay window.

BEDROOM (15' x 12') Double bedroom with double glazed window to the rear and door to EN-SUITE SHOWER ROOM comprising shower cubicle, WC and wash hand basin.



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SECOND FLOOR

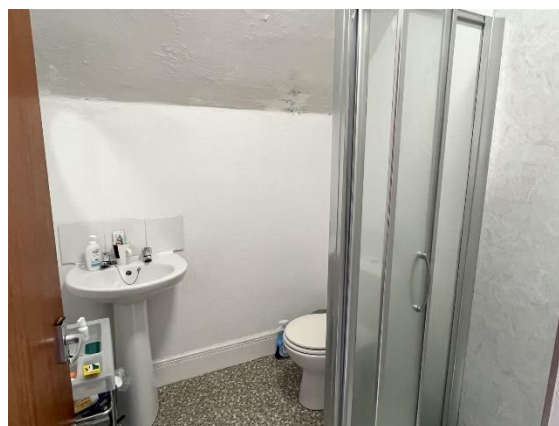
FLAT 3

PRIVATE HALLWAY (9' x 6'6)

KITCHEN (12'6 x 6'6) Modern fitted kitchen with double glazed window to the front.

LOUNGE (16'3 x 10'9) Spacious lounge with double glazed window to the front.

BEDROOM (15' x 10'9) Double bedroom with double glazed window to the rear and door to EN-SUITE (6' x 5'9) Shower cubicle, WC and wash hand basin.



OUTSIDE Generous low maintenance shared rear yard with pedestrian access gate, car port, lean to with garage style door and two separate outhouses for storage.



REAR SHARED YARD

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TENURE We are informed the tenure is Freehold

COUNCIL TAX 3 flats – tax band A. 2 bedsits – tax band A. Studio – tax band A

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.



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